

Case Officer: Shona King

Recommendation: Permitted

Applicant: Gade Homes Ltd

Proposal: Discharge of condition 5 (access) of 18/01894/OUT

Expiry Date: 18 January 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is part (3.7Ha) of an agricultural field adjacent the village of Sibford Ferris. There are predominantly two storey residential properties with varying styles and palette of materials to the north and east of the site and Sibford School and associated supporting buildings also lie to the east. The site is bounded by mature agricultural boundary hedgerows with trees at points within the hedgerow. The Hook Norton Road runs adjacent the eastern boundary of the site, whilst Woodway Road, a single-track road runs along the western boundary. The north-eastern corner of the site sits at a similar level to the neighbouring residential properties to the north but falls away to the west, north and south.
- 1.2. Outline planning permission was granted at appeal 23rd December 2019 for a development of up to 25 dwellings with associated open space, parking and sustainable drainage. The reserved matters application has recently been submitted. Development is yet to commence on site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by condition 5 (access).

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

18/01894/OUT - Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage – refused; allowed at appeal

4. RESPONSE TO PUBLICITY

- 4.1. There is no requirement to publicise an application of this nature by letters to neighbours or by advertisement in the local newspaper.

5. RESPONSE TO CONSULTATION

- 5.1. OCC HIGHWAY AUTHORITY: No objection

6. APPRAISAL

- 6.1. Condition 5 requires the submission and approval of full details of the means of access between the land and the highway. OCC Highways has raised no objections

to the submitted details and it is therefore considered that this condition can be discharged.

7. RECOMMENDATION

That Planning Condition(s) 5 of 18/01894/OUT be discharged based upon the following:

Condition 5

Drawing Nos: C85855-JNP-66-XX-DR-T-2001-P04 Geometry and Visibility Splays and C85855-JNP-66-XX-DR-T-2007-Site Access GA and Off Site Highway Works

PLANNING NOTE

Please note If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council. This is separate from any planning permission that may be granted.

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DATE: 17 January 2022

Checked By: Nathanael Stock

DATE: 17.01.2022
